

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 3923 MEDICAL PARKWAY FROM
3 NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND GENERAL
4 COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL
5 SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING
6 DISTRICT.

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8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from neighborhood commercial (LR) district and general
12 commercial services (CS) district to general commercial services-mixed use-conditional
13 overlay (CS-MU-CO) combining district on the property described in Zoning Case No.
14 C14-2007-0074, on file at the Neighborhood Planning and Zoning Department, as follows:

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16 A 0.390 acre tract of land, more or less, out of the George W. Spear League, Travis
17 County, the tract of land being more particularly described by metes and bounds in
18 Exhibit "A" incorporated into this ordinance (the "Property"),

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20 locally known as 3923 Medical Parkway, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "B".

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23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

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26 A. Except as otherwise provided in this section, the maximum height of a building or
27 structure is 46 feet from ground level.

- 28
29 1. The maximum height is 40 feet from ground level for a building or structure
30 constructed at the minimum setback lines from Medical Parkway and West
31 40th Street; and
32
33 2. At four feet from the minimum setback lines established in Subsection 1, the
34 height of the building or structure may increase up to the maximum height of
35 46 feet.

36
37 B. A parking structure shall be screened from Medical Parkway and West 40th Street.

C. The following uses are prohibited uses of the Property:

Agricultural sales and services	Art workshop
Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Building maintenance services
Business or trade school	Business support services
Campground	Commercial blood plasma center
Commercial off-street parking	Communications services
Construction sales and services	Consumer convenience services
Consumer repair services	Convenience storage
Drop-off recycling collection facility	Electronic prototype assembly
Electronic testing	Equipment repair services
Equipment sales	Exterminating services
Financial services	Food preparation
Food sales	Funeral services
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Kennels
Laundry services	Monument retail sales
Off-site accessory parking	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Personal improvement services	Personal services
Pet services	Plant nursery
Printing and publishing	Research services
Restaurant (general)	Restaurant (limited)
Service station	Software development
Theater	Vehicle storage
Medical offices (exceeding 5,000 sq.ft. gross floor area)	Veterinary services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

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2 **PART 3.** This ordinance takes effect on _____, 2007.
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5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2007 § _____
10

11 Will Wynn
12 Mayor
13

14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

